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TO: Development Review Board
FROM: Scott Gustin
DATE: September 17, 2013
RE: 14-0061CA/MA; 87 King Street

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Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RH Ward: 5

Owners/Representative: King Street Center, Inc.

Request: Rebuilding and renovation of the King Street Center on existing site.

Applicable Regulations:
Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), and Article 8 (Parking)

Background Information:
The applicants propose to demolish the westerly portion of the existing King Street Youth Center, retain the easterly (gymnasium) structure, and build on the existing footprint of the easterly structure. Improvements include stormwater retention and attenuation, landscaping, site improvements, a relocated play structure, a roof terrace, rooftop pergola and expanded interior space.

The Conservation Board reviewed this project August 5, 2013 and unanimously recommended approval with a suggestion that an analysis of onsite stormwater infiltration be performed. If feasible, infiltration should be incorporated into the final project design. Development of the stormwater management plan is ongoing between the applicants and the city's Stormwater Administrator.

The Design Advisory Board reviewed this project and unanimously recommended approval on August 13, 2013 subject to the following conditions:

1. The applicants shall consult with the city arborist as to appropriate tree species choice for the project, if appropriate and space is available in the public right-of-way.
2. New utilities will have to be undergrounded.
3. Utility connection locations should be identified on site plans or elevations, as appropriate.
4. The applicants are required to satisfy review, approval, easement and / or license agreement process for any work proposed within the public right-of-way. See Sec. 6.2.2. (m.)

5. Per Section 5.4.8 (d) 2. F. iii, the time between demolition and commencement of new construction shall not exceed six (6) months.
6. A Stormwater Management Plan and Erosion Prevention and Sediment Control Plan will be required to be approved by the City Stormwater Administrator.
7. Per Major Impact review standards, the applicant will be required as a condition of approval to execute a letter of credit (LOC) or Escrow agreement for all construction site stormwater management and erosion control measures. The amount will be sufficient to cover the complete cost of administration and construction associated with remedying failure to complete stormwater management and erosion control infrastructure.
8. Standard permit conditions 1-15.

Revised project plans and additional information have been submitted to address some of the foregoing recommendations. Item 6 is moot, as a determination has been made that the building does not retain historic significance. The remaining recommendations are carried over as conditions of approval.

Previous zoning actions for these properties are listed below.

- Zoning Permit 04-532, replace existing fence with new 8' fence. Approved April 2004.
- Zoning Permit 99-331 / COA 092-117 B; Installation of a roof top mounted heating and cooling system for the existing King Street Youth Center. Approved February 1999.
- Zoning Permit 97-157; Installation of non-illuminated lettering, to be placed no higher than 14' above grade, stating 'The Bob and Holly Miller Building", aka King Street Youth Center. Approved October 1996.
- Zoning Permit 96-524 / COA 092-117A; Construction of an attached shed in the rear of the King Street Youth Center in materials to match existing. Approved May 1996.
- Zoning Permit ZP 93-343; installation of non-illuminated parallel sign for the existing King Street Youth Center. Approved February 1993.
- Zoning Permit 92-433 / COA 092-117; Renovation of existing building, including recreation space addition and associated site work. Change of use from retail to educational use. Waiver of 10 parking spaces; 10 remaining required parking spaces located (2 spaces on-site; 8 off site leased spaces with a 5 year lease provided.) Approved June 1992.
- Request to the Burlington Zoning Board of Adjustment VR 92-063; variance of height limitations for east side of site (for construction of gymnasium.) Denied June 1992. (Information received that this is in fact 2 lots; therefore need for a variance is moot.)
- Conditional Use request to the Zoning Board of Adjustment (81-214) to open a sales service and storage office (repairing cash registers and other office machines) at 87 King Street; Approved November 1980.

Recommendation: **Major Impact and Certificate of Appropriateness Approval** as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews
Part 5, Conditional Use & Major Impact Review:
Sec. 3.5.6, Review Criteria
(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;
The proposed redevelopment may require additional water and sewer; however, adequate reserve capacity is likely available. Confirmation of available capacity from the Department of Public Works is required. A state wastewater permit may also be required. **(Affirmative finding as conditioned)**

2. The character of the area affected;
The subject property is located within the Residential High Density (RH) zone. This zone is intended primarily for high density attached multi-family development. Intense development is anticipated with high lot coverage and large buildings placed close together. Multi-family homes are common in this neighborhood and a wide array of building types and sizes is present. Across King Street to the north lies the DT zone with significantly larger buildings either present or under development. While the King Street Youth Center is not residential, it is a community center that is allowed as a permitted use in the RH zone (as per Zoning Amendment 13-09) to serve the intensive residential development surrounding it. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;
No traffic information has been provided; however, the Youth Center has served city residents for some 40 years as an almost entirely pedestrian oriented destination. This pattern is expected to continue. The Department of Public Works expressed no traffic concerns during Technical Review of this application. **(Affirmative finding)**

4. Bylaws then in effect;
As noted in these findings, the project as conditioned complies with all bylaws in effect. **(Affirmative finding)**

5. Utilization of renewable energy resources;
The proposed redevelopment does not incorporate renewable energy resources; however, it will not adversely affect the potential for future utilization. **(Affirmative finding)**

6. Cumulative impacts of the proposed use;
Nothing in this redevelopment proposal imposes cumulative adverse impacts on the surrounding neighborhood or the city in general. **(Affirmative finding)**

7. Functional family;
Not applicable.

8. Vehicular access points;
See Sec. 6.2.2 (i).

9. Signs;
See Sec. 6.3.2 (g).

10. Mitigation measures;
The proposed development is not expected to generate any noxious effects such as excessive noise, glare, or emissions. **(Affirmative finding)**

11. Time limits for construction;

No project phasing plan or extended time frames are proposed. As a result, project construction will be limited to one phase within the standard 2-year time frame. **(Affirmative finding as conditioned)**

12. Hours of operation and construction;
The proposed hours of operation are not noted and need not be as a permitted use. Consistency with other major impact projects within residential neighborhoods requires that construction activity be limited to Monday – Saturday, 7:00 AM – 6:00 PM. No construction activity on Sunday. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;
As with any other project, any future enlargement or alteration to the development will require zoning review under the regulations in effect at that time.

14. Performance standards;
Performance standards relating to outdoor lighting and erosion control are addressed under Article 5 of these findings.

15. Conditions and safeguards;
If approved, this project must be conditioned to implement the purposes of the zoning regulations.

(b) Major Impact Review Standards
1. Not result in undue water, air, or noise pollution;
A stormwater management plan has been submitted and reviewed by the Conservation Board (see Sec. 5.5.3). The project will not result in undue water pollution; it will improve upon existing conditions. The project is not expected to generate any significant air or noise pollution. **(Affirmative finding)**

2. Have sufficient water available for its needs;
Ample reserve capacity is typically available but needs to be confirmed by the Department of Public Works. **(Affirmative finding as conditioned)**

3. Not unreasonably burden the city's present or future water supply or distribution system;
See item 2 above.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
See Sec 5.5.3.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;
See Sec. 3.5.6 (a) 3 for traffic analysis. The redeveloped Youth Center is not expected to generate unreasonable congestion or unsafe conditions on nearby roadways, waterways, railways, the bike path, public sidewalks, or other means of transportation. The development is centrally located with multiple modes of transportation readily available. **(Affirmative finding)**

6. Not cause an unreasonable burden on the city's ability to provide educational services;

The proposed Youth Center redevelopment is expected to have little impact on the city's ability to provide educational services. Impact fees will be paid to offset project impacts. **(Affirmative finding as conditioned)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;
The proposed redevelopment may generate additional impacts on city services; however, those impacts are expected to be modest. Impact fees will be paid to help offset impacts generated. **(Affirmative finding as conditioned)**

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;
The subject property contains no rare, irreplaceable, or significant natural areas. There are a number of significant historic buildings within the surrounding neighborhood; however, the building on the subject property is not historically significant. There are no known archaeological resources on the property. **(Affirmative finding)**

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;
The proposed redevelopment amounts to a renovation and expansion of an existing community center that has long served the surrounding neighborhood and is presently beyond capacity. This project will not adversely impact the city's growth patterns, nor will it adversely impact the city's investment in public services and facilities. If anything, it may lessen impacts on some city services facilities. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;
The proposed development is substantially compliant with the Municipal Development Plan.

The project is located within the Residential High Density zone where relatively high density development is encouraged (Sec. I, Land Use Policies & Growth Areas).

The property is located immediately proximate to a designated Enterprise Community wherein the city activity promotes redevelopment and investment (Sec. I, The Old North End Enterprise Community).

The proposed reconstruction is compatible with existing development within the neighborhood (Sec. III, City Policies).

In light of the property's proximity to downtown, alternative means of transportation will be readily available (Sec. V, Stressing Other Modes of Travel).

The project will comply with the city's current energy efficiency standards (Sec. VIII).

The proposed Youth Center redevelopment can be found to be in substantial conformance with the City's MDP. **(Affirmative finding)**

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

The proposed development will have no adverse impact on the present or projected housing needs of the city. **(Affirmative finding)**

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.
Minimal impacts on the city's park and recreation needs are anticipated as a result of the project. Impact fees will be paid to help offset what impacts there are. **(Affirmative finding as conditioned)**

Article 4: Maps & Districts
Sec. 4.4.5, Residential Districts:
(a) Purpose
(5) Residential High Density (RH)
The subject property is located in the RH zone. As noted previously, this zone is primarily intended for high density attached multi-family development. Parking should be hidden behind or beneath buildings. While no new residential development is included in this proposal, the community center is a permitted use as noted in Sec. 3.5.5 above and serves as a valuable amenity to the surrounding residential neighborhood. **(Affirmative finding)**

(b) Dimensional Standards & Density
There is no residential development onsite presently, nor is any proposed.

Lot coverage is limited to 80% in the RH zone. As proposed, lot coverage will decrease slightly to 78% and is acceptable.

The front yard setback is based on the average front yard setback (+/- 5 ft.) of the 4 neighboring properties (2 on either side) along King Street. In this case, the neighboring buildings are at, or near, the front property boundary. The proposed 0' front yard setback is acceptable. The side yard setbacks are more complicated but acceptable. The existing building encroaches into the minimum western side yard setback at just 3' 3" from the property line. The new building will be pulled back to 7.5' from the property line to the west. This adjustment results in a conforming side yard setback based on the average western side yard setback of neighboring properties (7.5' average). The existing eastern side yard setback, at 4.5', conforms to the minimum side yard setback based on the average eastern side yard setback of neighboring properties (2.5' average) and will be retained with the new construction. The existing building encroaches into the minimum required rear yard setback (25% of 132' lot depth = 33' required, 6' 2" existing). The new building will retain this encroachment. The retention of nonconformity and increase in height is permissible under Sec. 5.3.5 below.

The maximum building height in the RH zone is 35'. The proposed building is 34' tall to the roof with a slightly taller parapet, allowed as an architectural element. The proposed height is acceptable. **(Affirmative finding)**

(c) Permitted & Conditional Uses
This major impact application is subject to conditional use review in the RH zone. Such review is addressed in these findings. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks
Not applicable.

2. Height
Not applicable.

3. Lot Coverage
Not applicable.

4. Accessory Residential Structures and Uses
Not applicable.

5. Residential Density
Not applicable.

6. Uses
Not applicable.

7. Residential Development Bonuses
Not applicable.

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
See Section 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation
This criterion does not apply to properties in the RH zone.

Sec. 5.2.5, Setbacks
See Section 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits
See Section 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations
See Section 4.4.5 (b) above.

Sec. 5.3.4, Nonconforming Uses
(a) Changes and Modifications
As noted under Sec. 4.4.5 (b), the existing building encroaches into the minimum rear yard setback. This criterion, along with criterion *(b) Demolition*, as most recently amended (ZA-13-05, July 15, 2013), allows for retention of existing dimensional nonconformity in replacement structures and for an increase in height subject to certain limitations. The portion of the replacement building that projects into the rear yard setback will be constructed on the existing footprint. The replacement structure will not encroach into the rear yard setback any more than the existing structure.

i) *Be subject to conformance with all other dimensional requirements (i.e. height, lot coverage, density, and intensity of development);*
The replacement building complies with all other dimensional requirements. Front and side yard setbacks are compliant, as is lot coverage and height. **(Affirmative finding)**

ii) *Not have an undue adverse impact on adjoining properties or any public interest that would be protected by maintaining the existing setbacks; and,*
The shadow study demonstrates minimal shadow impacts on adjoining properties with the increased building height. No undue adverse impact is anticipated. **(Affirmative finding)**

iii) *Be compatible with the character and scale of surrounding structures.*
As noted in Article 6 below, the proposed building is compatible with the character and scale of surrounding structures. This section of King Street contains a wide array of building types and sizes. The proposed building fits within the established built environment. **(Affirmative finding)**

Existing accessory buildings of 15 feet in height or less shall not exceed 15 feet tall as expanded.
Not applicable.

Sec. 5.5.1, Nuisance Regulations
Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting
Outdoor lighting information has been provided, but additional information is needed. Three of the four proposed fixture types are noted on the Lighting Plan and are generally acceptable except for some bright spots noted on the photometric plan. All four of the proposed fixtures must be displayed on the Lighting Plan. The photometric plan shows site illumination levels but is in need of additional/corrected information. Illumination of the two walkways needs to be separately tabulated with minimum, maximum, and average illumination levels. The same is needed for the rear play area. The illumination of the front entry is plainly above the maximum allowable level of 5.0 footcandles and must be revised to lessen illumination levels. Lastly, the number and placement of lighting fixtures on the photometric plan does not match those on the Lighting Plan and must. The lighting plan is generally acceptable but adjustments are needed. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control
A stormwater management plan has been provided and focuses on stormwater retention and controlled discharge into the city's combined sewer system. An existing 5,000 gallon underground storage tank will be replaced with two 5,000 gallon underground storage tanks. The Conservation Board recommended a soils analysis to determine the feasibility of infiltration. This recommendation is under consideration as the applicant seeks to finalize the stormwater management plan. The final stormwater management plan is subject to approval by the Stormwater Administrator. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:
Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards
Sec. 6.2.2, Review Standards
(a) Protection of Important Natural Features:
Between the existing building and the rear basketball court, the lot is predominantly covered (with the exception of a small rear play area.) No significant or important natural features exist. **(Affirmative finding)**

(b) Topographical Alterations:
The site is generally flat and will remain so. **(Affirmative finding)**

(c) Protection of Important Public Views:
There are no protected views from or through this site. **(Affirmative finding)**

(d) Protection of Important Cultural Resources:
The subject property is included within the original Battery-King Street Historic District; identified within that document as Chiott Marine. The identified "boomtown" parapet remains, but the building has seen significant alteration since the National Register listing: Window alteration (bay windows replaced with alternating fixed/slider windows along the front); sheathing changes (wood clapboard to stucco on the front, metal on the sides), site alteration including removal of accessory buildings, and a gymnasium addition on the east. This application essentially proposes the demolition of the Chiott Marine structure, with new construction to functionally improve the King Street Youth Center. The applicants have secured an opinion from the Vermont Division of Historic Preservation that the building no longer retains its historic integrity. **(Affirmative finding)**

(e) Supporting the Use of Renewable Energy Resources:
No renewable energy resources are incorporated into the project proposal; however, the pergola and rooftop deck areas have the potential to provide opportunities for solar-relocated activities (gardening, art activities.) **(Affirmative finding)**

(f) Brownfield Sites:
The property is not identified as a brownfield by the State of Vermont. **(Affirmative finding)**

(g) Provide for nature's events:
See Sec. 5.5.3 for stormwater management.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.
The main entrance will include an entry court, partially covered by a small canopy, and leading to a protected vestibule and lobby. All will provide safe, comfortable refuge from inclement weather. The applicant should define the method of snow removal and/or storage during winter storm events. **(Affirmative finding)**

(h) Building Location and Orientation:
The proposed development, on the footprint of the existing building, will maintain the existing development pattern and rhythm of structures along the existing streetscape. The new building will

align with the front façade of neighboring buildings to reinforce the existing "street-edge." Despite the mass of the building, surface articulation, fenestration, façade void-to-fill ratios, and building features provide streetfront interest.

The main entrance is facing and clearly identifiable from the public street. **(Affirmative finding)**

(i) Vehicular Access:
Presently, there exists a small area for drop-off at the front of the property which was approved for 2 space van pull-through parking (COA 092-117) and has been used for short term parking. This drop-off area will be removed and replaced with enclosed building space. Given the pedestrian orientation of this facility, removal of the drop-off area is acceptable. **(Affirmative finding)**

(j) Pedestrian Access:
The porous paver entry court, accessed directly from the public sidewalk will provide a direct pedestrian route to the building. Additionally, walkways are proposed along both sides of the building. Both are tightly constrained, and the project layout has been modified to relocate bike parking from the western walkway to an on-street bike corral.

Pedestrian access is anticipated on the rear of the lot, and a gate is proposed from the play area. The applicant indicated at DAB review that while they do not own or have deeded access to utilize the rear gate exit onto the abutting property, the gate is for emergency egress with permission from that owner. Thus the gate may remain or be removed from the plan at the discretion of the applicant. **(Affirmative finding)**

(k) Accessibility for the Handicapped:
It is anticipated that the entire building will be handicap accessible. The applicant will confirm. An interior elevator is included within the plan, which provides assurance for internal movement and access to the rooftop terrace as well. **(Affirmative finding)**

(l) Parking and Circulation:
Not applicable. (No on-site parking is proposed.)

(m) Landscaping and Fences:
The project proposes significant perennial plantings along the front (north) elevation and parallel to the west walkway. Vines are proposed at the southerly building façade, with a raised bed landscaped area adjacent to the multi-use playcourt. A bioswale / raingarden is proposed for attenuation of stormwater at the southeasterly corner of the lot. New shade trees are proposed in four different locations on the very constrained site.

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.
A single new street tree (a gingko) is proposed and is subject to approval by the City Arborist. **(Affirmative finding as conditioned)**

(n) Public Plazas and Open Space:
Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls,

public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.
Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.
The proposed entry court replaces the existing drop-off vehicular circulation area. In terms of the population served, the colorful entry is better suited to the young (non-driving) residents who typically arrive by foot. In terms of service, the King Street Youth Center is intended to provide services to a population that does not drive, and habitually walks from the immediate neighborhood. The entry court represents a public plaza/open space that will allow free congregation and mingling for those served by the community center. The area, predisposed to available sunlight, is planned to be adorned with perennial plantings and a columnar shade tree. The landscaping plan also highlights the fact that the proposed entry court crosses the property boundary into the public right-of-way. While functionally it completes the "public entry court" function, it is proposed on public lands. The City Engineer provides the following process for review of projects proposing the use of the right-of-way:

- The process of permanent occupying the Right of way requires the
    - Review and consent of city staff that what is being proposed does not serve as a detrimental use of the Public Right of Way for its primary purpose.
    - Meeting that consent of City Staff a draft easement, a packet of information needs to be developed for the consideration of the licensing committee and City Council(city council resolution,. cover memo from City staff supporting the request, site map, draft agreement city staff and the developer.
    - Staff active in the development of the packet of information are (Ronald Gore, City Engineer, City Attorney)
    - City staff and the developer need to attend City License Committee Meeting, with their consent the request is forwarded to the full city council.
    - Full City Council for their ultimate and final approval.

The Department of Public Works has confirmed that this conversation is underway. Formal approval as noted above is required.

The rear multi-use play court and patio area will provide secondary spaces for the use of the center. Situated on the south of the lot, it will benefit from maximum solar exposure. This location is similarly planned to have landscaped areas.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.
A shading study has been submitted and depicts only moderate impacts on immediately adjacent properties. **(Affirmative finding as conditioned)**

(o) Outdoor Lighting:
See Sec. 5.5.2.

(p) Integrate infrastructure into the design:
Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.
No outside storage areas are proposed, nor is any ground-mounted mechanical equipment. No dedicated loading areas are proposed either. Utilities are depicted on the civil plans. All new utility lines must be buried.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.
The existing trash and recycling area to the east of the building will be retained. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment:

1. Massing, Height and Scale:
The redeveloped King Street Youth Center, presently an enhanced single story wing attached to a former storage building, will increase in height to two full stories with a rooftop deck. Abutting properties (Peterson Place, 3 ½ stories, private residence at 85 King Street, 2 ½ stories) are similar in scale to the proposed. One block down at South Champlain Street is the new Champlain Housing building (30-42 King Street) which is an enhanced three stories as well. Peterson Place has an elongated footprint along the streetfront, which is similar in streetfront expanse to the new plan (proposed to be built on the existing footprint.) 88 King Street is a recently constructed 4 story residential building, immediately across the street from this site. Although clearly of a more modern aesthetic, in massing and scale the proposed development relates to other structures on this portion of King Street. **(Affirmative finding)**

2. Roofs and Rooflines.
New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided.
While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged.
The development includes varying roof treatments and planar changes with voids (at entry court); includes a modulation of height, inclusion of domed skylights, a rooftop pergola, and terrace/patios. Predominantly the roofs are flat or moderately pitched to shed rain. The pergola provides a whimsical twist and variety softening the overall flat roof assembly.
Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

Mechanical equipment is identified atop the 2nd floor roof, but set back substantially from the primary façade. No screening has been identified; but the equipment appears to be functionally screened by the stairwell extrusion.
Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.
As noted, the rooftop is activated with domed skylights, a(n emergency) walkway, and a rooftop terrace on the south, accessible from the elevation/vestibule. The plan reflects the intended enhancement of program area, presenting opportunities to add design interest to the building as well as visual access for patrons to the waterfront and surrounding area. **(Affirmative finding)**

3. Building Openings
Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building.
The primary access is clearly identifiable, under an entrance canopy and from a public entrance court. Signage will direct visitors to the use and entrance as well.
Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.
The entrance canopy and vestibule will provide safe and comfortable respite from inclement weather. Snow removal will continue by way of private contractor.
Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.
Fenestration pattern occurs in sporadic horizontal bands, reflecting internal activity. The arrangement on the primary (north) façade directs the eye upward toward the uppermost floor. The entry canopy will be required to be mounted at a height directed by the ordinance. **(Affirmative finding)**

(b) Protection of Important Architectural Resources:
Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.
See Section 6.2.2 (d) above.

(c) Protection of Important Public Views:
Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.
There are no important public views from or through this property. It is not located along an identified view corridor. Important public views along such corridors will be unaffected by this proposal. **(Affirmative finding)**

(d) Provide an active and inviting street edge:
The proposed development assiduously integrates the existing gymnasium structure to create a seamless and harmonious streetfrontage. The proposed entry court welcomes the pedestrian visitor; the glass doors provide an easily identifiable and accessible entry. Encroachment into the public right-of-way by the proposed entry court needs appropriate review, approval, and licensing by the City Attorney's office and City Council. See Sec. 6.2.2. (m.)

Non-residential buildings should provide visual access into the interior of building at the street level through the use of large transparent windows and/or window displays in order to create a dynamic and engaging public streetscape. The use of mirrored, frosted, or tinted glass shall not be permitted along an active pedestrian street-level façade.
The ribbon of glass along the entry (and the corner glass at the west streetfront) directs the visitor toward public entrance and the commencement of activity area. The ample glass provides an interior amenity as well, washing the interior with natural light. **(Affirmative finding as conditioned)**

(e) Quality of materials:
All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.
The structure is proposed to be sheathed in painted cementious panels on the front with retention of vertical metal siding on the east and new horizontal corrugated metal siding on the west. The elevator shaft and vestibule are similarly proposed to have vertical corrugated metal siding with a painted finish. Foundation areas are proposed to be exposed concrete. Trim is generally metal (corners). Doors are proposed to be aluminum. All are considered to be durable. **(Affirmative finding)**

(f) Reduce energy utilization:
All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.
Skylights are proposed. A shadow study has been provided. **(Affirmative finding as conditioned)**

(g) Make advertising features complementary to the site:
Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 - Signs. The size, location, design, texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.
"King Street Center" is illustrated on primary (north) elevations as an attachment to the canopy. The parcel is within the RH residential district, and therefore restricted to a maximum of 20 sf (parallel). Section 7.2.2 (b) instructs that *no sign shall be located within three feet of any sidewalk except where such sign is attached to the face of the building at least eight feet above the sidewalk and protruding no more than six inches from the face of the building.* Plan A102 suggests that the sidewalk is approximately 7' from the canopy, which is proposed to meet the 8' height requirement. Attachment of the sign to the structural canopy would meet the provision: *No more than six inches from the face of the building.* If existing signage is non-conforming (size, location, mounting distance) that may be explored for continuance. Further information will be needed from the applicant, which can be assessed during review of a separate sign permit. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design:
Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Sec. 5.2.7 for the purposes of measuring building height.
The roof height, measured at the primary elevation from the sidewalk meets the height limitations for the zoning district. The exception is the elevator shaft, which is incorporated within the design and situated at the rear of the lot. This minor deviation from the building height limitation may be viewed within the "10%" provision as a design feature which is well incorporated within the overall scheme.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.
Rooftop mechanical equipment will be located such that it will not be visible from the street. Information relative to the proposed roof-mounted mechanical systems shall be submitted to

discern any negative audible impacts to neighboring properties. **(Affirmative finding as conditioned)**

(i) Make spaces secure and safe:
Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.
The development will be required to meet all applicable egress standards, and comply with all applicable building and life safety code as defined by the building inspector and the fire marshal. **(Affirmative finding as conditioned)**

Article 8: Parking
Sec. 8.1.8, Minimum Off-Street Parking Requirements
The community center presently has 2 parking spaces. The proposed redevelopment entails a net increase of 7,545 sf of building space. As a result, additional parking is needed based on this net increase. At 3.3 spaces per 1,000 sf, 24 parking spaces are needed for the net new square footage. A 50% parking waiver is requested per Sec. 8.1.15 below. The 12 additional parking spaces plus the 2 parking spaces that must be retained will be provided for offsite per Sec. 8.1.12 below. **(Affirmative finding)**

Sec. 8.1.12, Limitations, Locations, Use of Facilities
(a) Off-Site Parking Facilities
Off-site parking may be provided for uses within the Neighborhood Parking District, wherein the subject property is located. No more than 50% of the required parking may be provided at a distance beyond 600'. As proposed, all 14 of the off-site parking will be located within 600'(HP Hood lot, Perkin's Pier lot, and Ski Rack rear lot). This off-site parking must be guaranteed for the duration of the use as evidenced by deed, lease, easement, or similar written instrument as may be approved by the City Attorney. **(Affirmative finding as conditioned)**

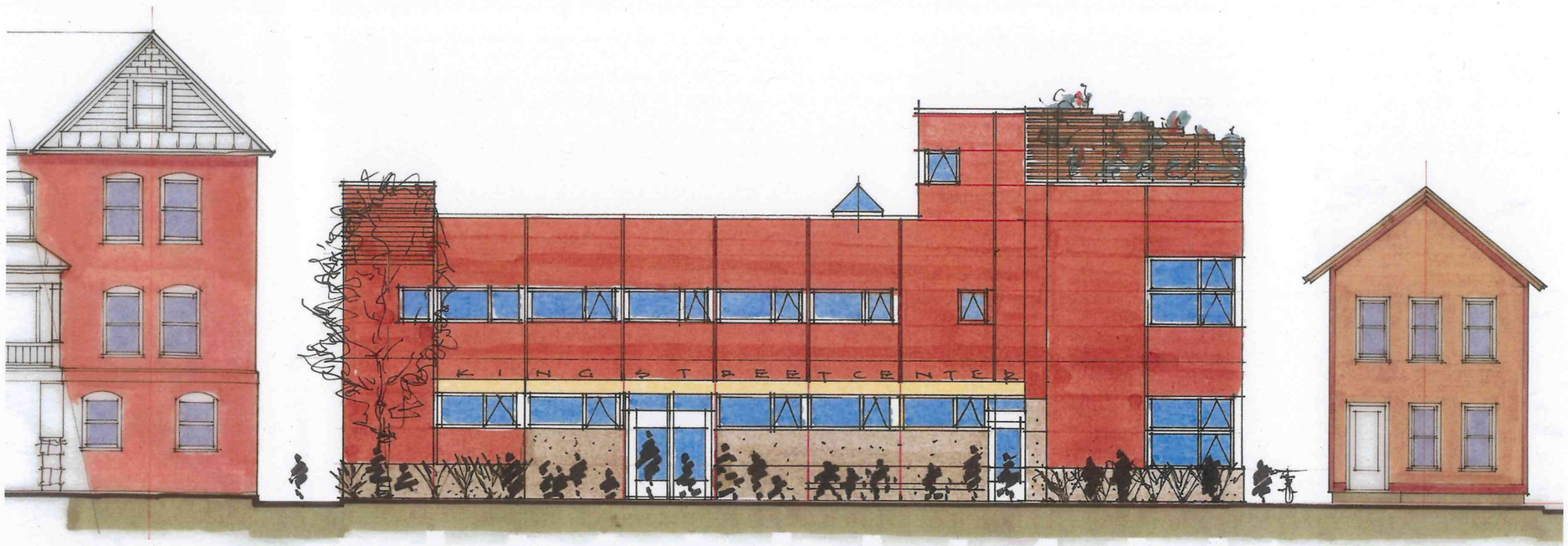
Sec. 8.1.15, Waivers from Parking Requirements/Parking Management Plans
A 50% parking waiver is requested. A fairly basic parking management plan has been provided that refers to encouragement and incentives to avoid driving to the site. Bike parking and a shower will be provided; however, additional detail is needed as to what exactly the encouragement and incentives are. With those details in place, the requested parking waiver is conceptually acceptable primarily due to the Youth Center's proximity to downtown, alternative modes of transportation, and its long demonstrated history of minimal parking needs. **(Affirmative finding as conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements
The 7,545 sf net increase in community center size requires 5 short term bike parking spaces (3/5,000 sf) and 0 long term bike parking spaces (1/20,000 sf). As proposed, 16 short term bike parking spaces will be provided within an on-street bike corral immediately in front of the Youth Center. This location is acceptable insofar as bike parking standards are concerned; however, it will be subject to review and approval by the City Council as noted previously. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the applicant shall receive written verification of adequate wastewater capacity from the Department of Public Works.
2. **Prior to release of the zoning permit**, a revised outdoor lighting plan shall be submitted, subject to staff review and approval. The revised lighting plan shall depict all proposed fixture types. The photometric plan shall tabulate the two walkways separately with minimum, maximum, and average illumination levels tabulated. The same shall be done for the back yard play area. Illumination of the front entry shall be reduced to no more than 5.0 footcandles. The number and placement of lighting fixtures in the photometric plan shall match the number and placement of lighting fixtures in the lighting plan.
3. **Prior to release of the zoning permit,** the applicant shall receive written approval of the proposed street tree(s) from the City Arborist.
4. **Prior to release of the zoning permit**, the applicant shall provide information relative to noise levels generated by the proposed outdoor/rooftop mechanical equipment, subject to staff review and approval.
5. **Prior to release of the zoning permit,** details specifying what measures are/will be in place to discourage onsite parking and to encourage alternative means of transportation per the project's parking management plan shall be submitted, subject to staff review and approval.
6. **Prior to release of the zoning permit**, the erosion prevention and sediment control plan and the post-construction stormwater management plan shall receive written approval from the Stormwater Administrator per Chapter 26 of the City Code of Ordinances. This project is subject to all standards contained in Chapter 26 pertaining to "major impact" projects.
7. **Prior to release of the zoning permit**, a letter of credit or escrow agreement shall be executed with the City of Burlington for all construction site stormwater management and erosion control measures. The agreement shall be in an amount sufficient to cover the complete cost of administration and construction associated with remedying a problem associated with construction site stormwater management or erosion control. The standard forms for the letter of credit or escrow agreement are available at the Planning & Zoning Department.
8. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the net new square footage of the proposed development.
9. **Prior to issuance of a certificate of occupancy**, the project engineer must certify in writing that, among other things, the project EPSC plan as approved by the Department of Public Works has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
10. **Prior to issuance of a certificate of occupancy,** the proposed off-site parking shall be guaranteed for the duration of the use as evidenced by deed, lease, easement, or other similar written instrument as reviewed and approved by the City Attorney.
11. Days and hours of construction shall be limited to Monday – Saturday, 7:00 AM – 6:00 PM. No construction activity shall be allowed on Sunday.
12. A State of Vermont wastewater permit may be required.
13. All new utility lines shall be buried.
14. All outdoor signs are separate to review and approval under a separate sign permit.
15. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current ingress and egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.

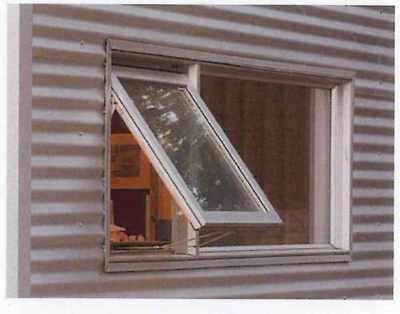
16. It is the applicant's responsibility to comply with all applicable ADA requirements.
17. All improvements at, above, or below grade within the public right-of-way shall be subject to City Council approval subject to the following:
    - Review and consent of city staff that what is being proposed does not serve as a detrimental use of the Public Right of Way for its primary purpose.
    - Meeting that consent of City Staff, a draft easement and a packet of information needs to be developed for the consideration of the licensing committee and City Council (city council resolution), cover memo from City staff supporting the request, site map, and draft agreement between city staff and the developer.
    - Staff active in the development of the packet of information are (Ronald Gore, City Engineer, City Attorney)
    - City staff and the developer need to attend City License Committee Meeting, with their consent the request is forwarded to the full city council.
    - Full City Council for their ultimate and final approval.
18. Standard permit conditions 1 -15.



NORTH ELEVATION - NTS

FIBER CEMENT CLAPBOARDS

REGULAR VERTICAL REVEALS AT
FIBER CEMENT SIDING



HORIZONTAL CORRUGATED METAL SIDING WITH
FIXED AND OPERABLE AWNING WINDOW SYSTEM

HORIZONTAL AND VERTICAL CORRUGATED
METAL SIDING WITH COLOR

NEIGHBORHOOD INSPIRATION:
85 KING ST, RED CLAPBOARD SIDING

NEIGHBORHOOD INSPIRATION:
CHAMPLAIN HOUSING TRUST, CORRUGATED METAL
AND FIBER CEMENT CLAPBOARD SIDING

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Wagner Hodgson Landscape Architecture
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802.864.0010

No.	Description	Date

King Street Center

King Street Center
Renovations & Additions

Exterior Elevations &
Material Selections

Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	TC
Checked by :	RK
Project Phase :	Design Review

A000

Scale :

G:\A2011056.00 King Street Center\Dwgs\Revit\A2011056.00_King Street Center_Template.rvt

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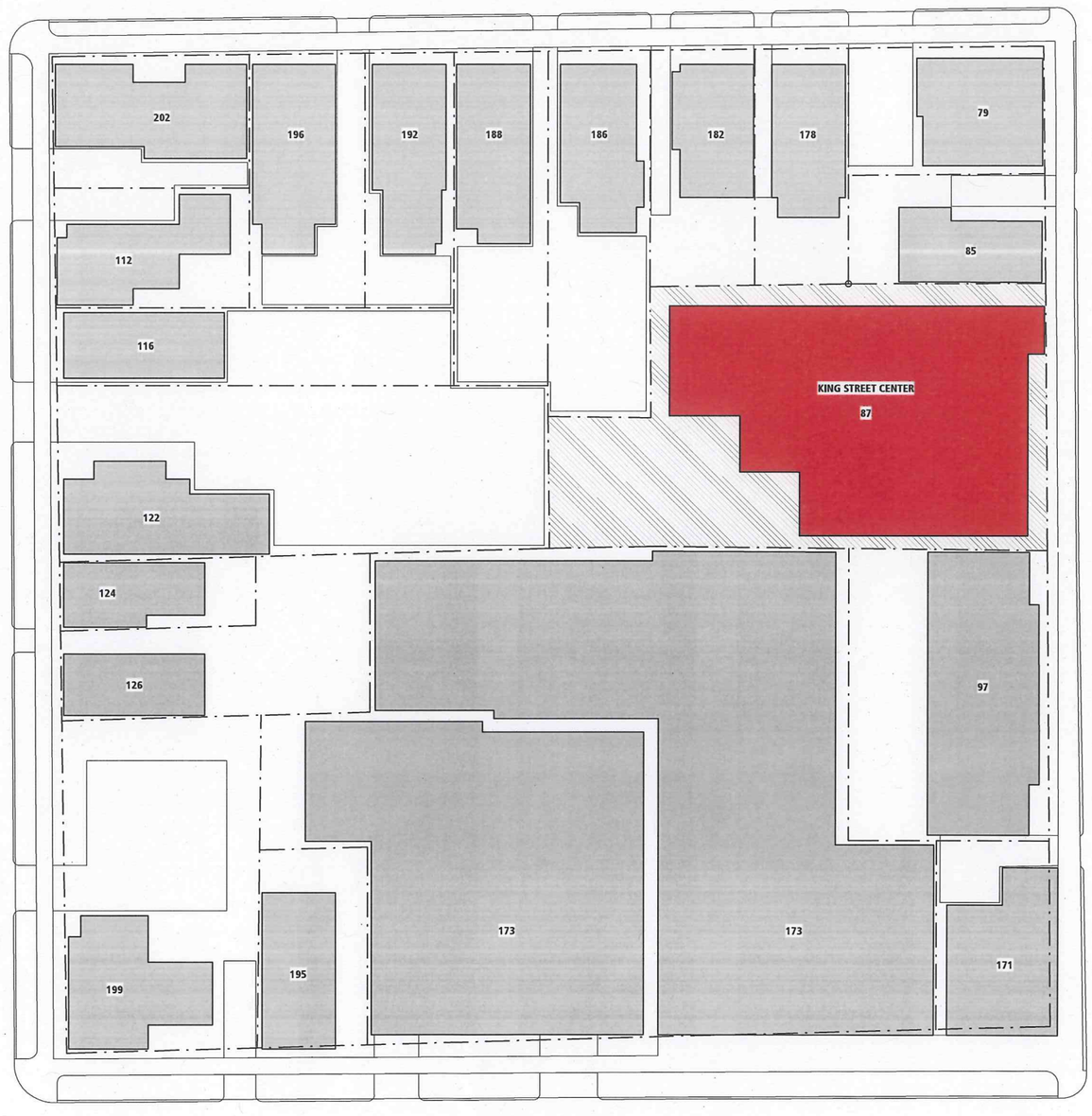
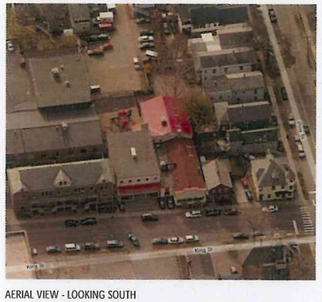


1 Context Plan
3/64" = 1'-0"

STREET VIEW - KING STREET CENTER

STREET VIEW - 97 KING ST & 171 ST. PAUL ST

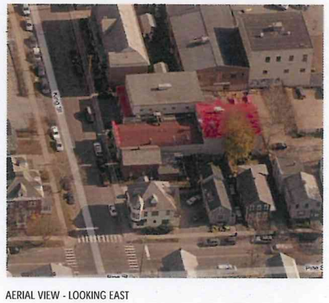
STREET VIEW - 85 KING ST & 79 PINE ST



AERIAL VIEW - LOOKING SOUTH

AERIAL VIEW - LOOKING WEST

AERIAL VIEW - LOOKING NORTH



AERIAL VIEW - LOOKING EAST

2 Context Photographs

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No.	Description	Date

King Street Center

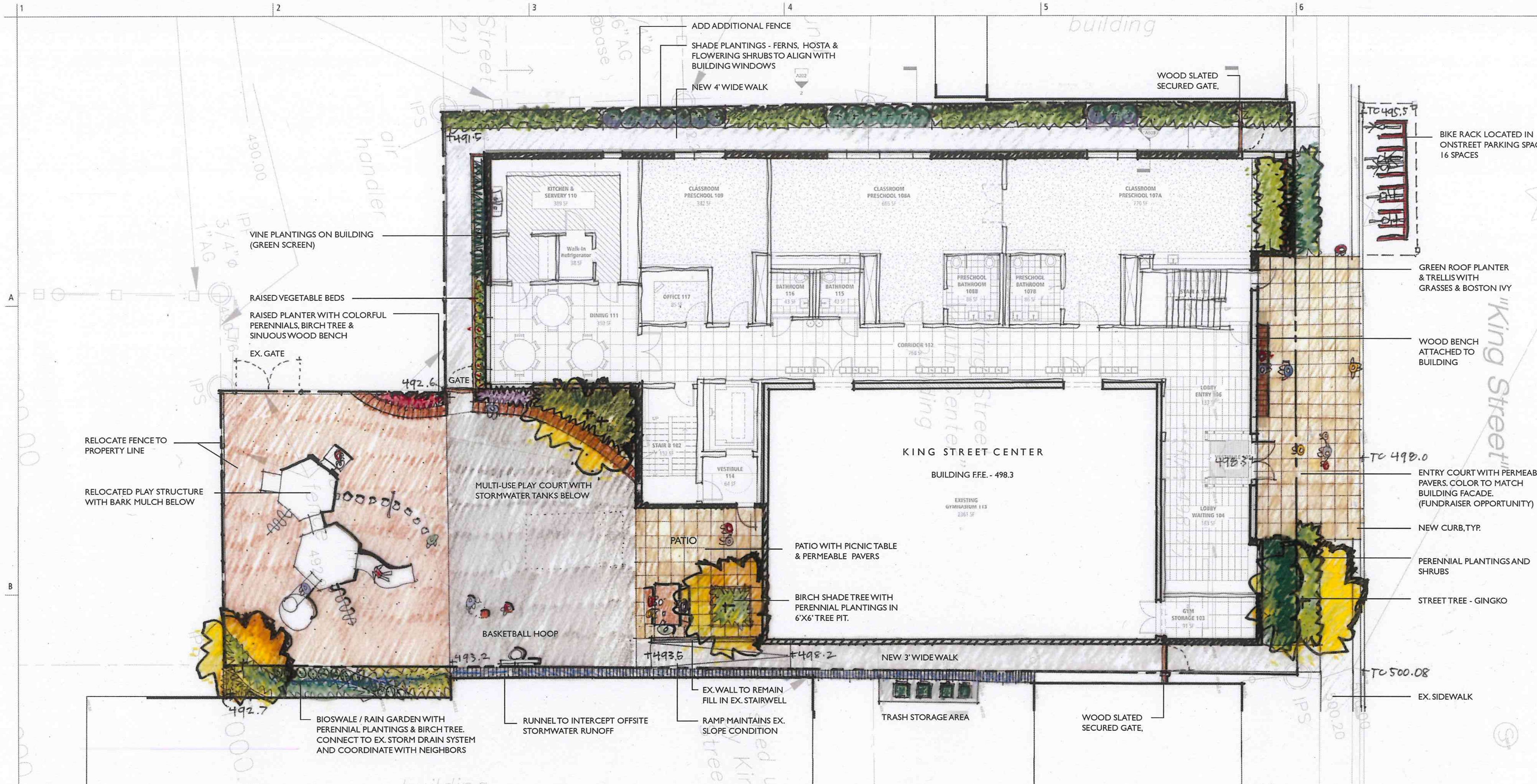
King Street Center
Renovations & Additions

Context Plan

Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	TC
Checked by :	RK
Project Phase :	Design Review

A012

Scale : 3/64" = 1'-0"



PROGRAM

EX. PLAYGROUND EQUIPMENT

MULTI-USE COURT BASKETBALL, FOUR SQUARE & MORE.

PLANTINGS

STREET TREE GINKGO

COURTYARD SHADE TREE - BIRCH

VEGETABLE BEDS

CLIMBING VEGETABLES

LIVING - GREEN WALL

STORMWATER FEATURES

RAIN GARDEN

PERMEABLE PAVING

SITE FURNISHINGS

ON-STREET BICYCLE PARKING

WOOD BENCHES

WOOD SLATED GATE TO SECURE SIDEYARDS

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No. Description Date

King Street Center

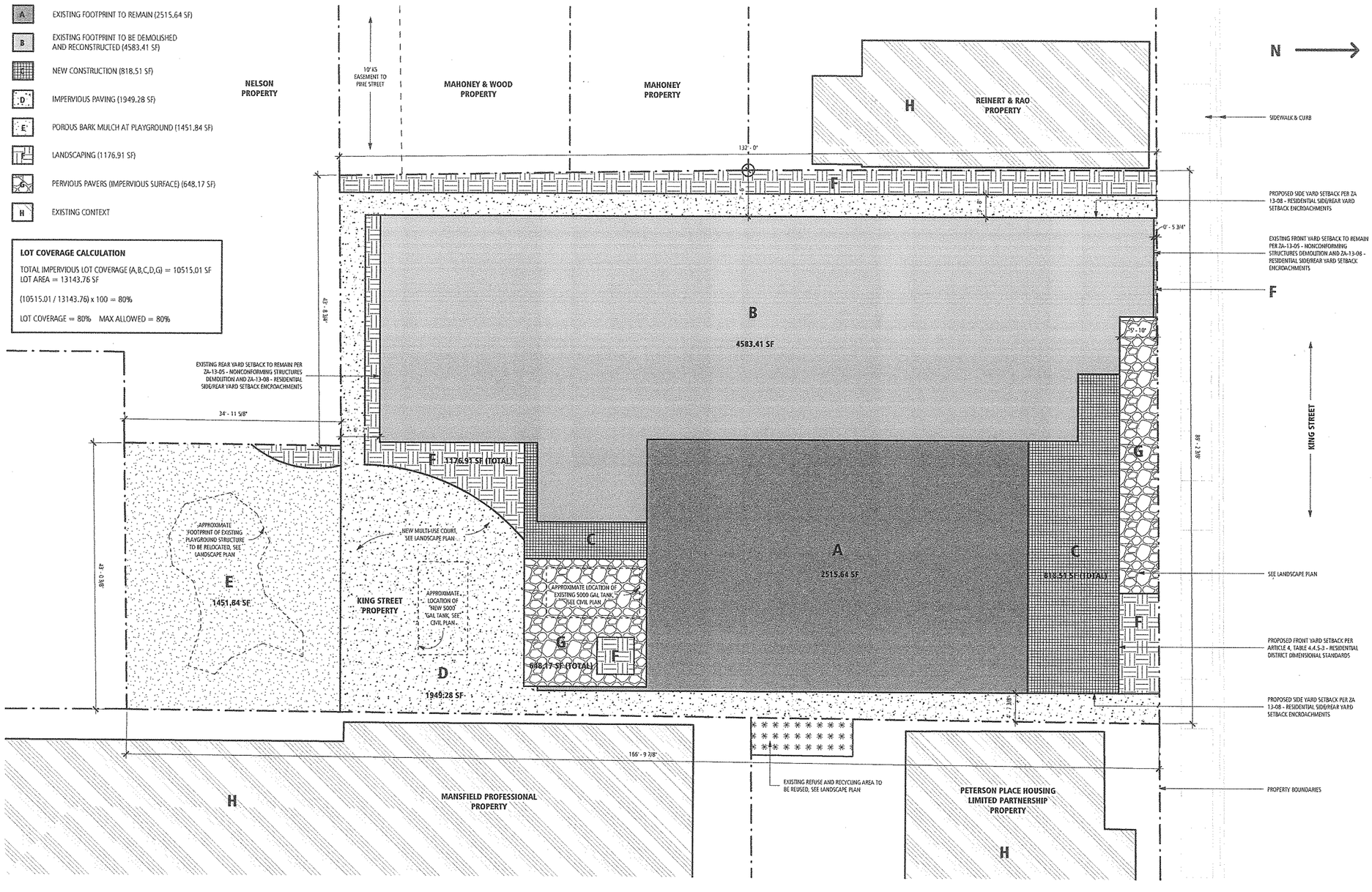
Landscape Plan

SHEET NAME

Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	AH
Checked by :	HKW
Project Phase :	Design Review

L1.0

Scale: 1/8" = 1' - 0"



1 Site Plan
1/8" = 1'-0"

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No.	Description	Date

King Street Center

King Street Center
Renovations & Additions

Site Plan

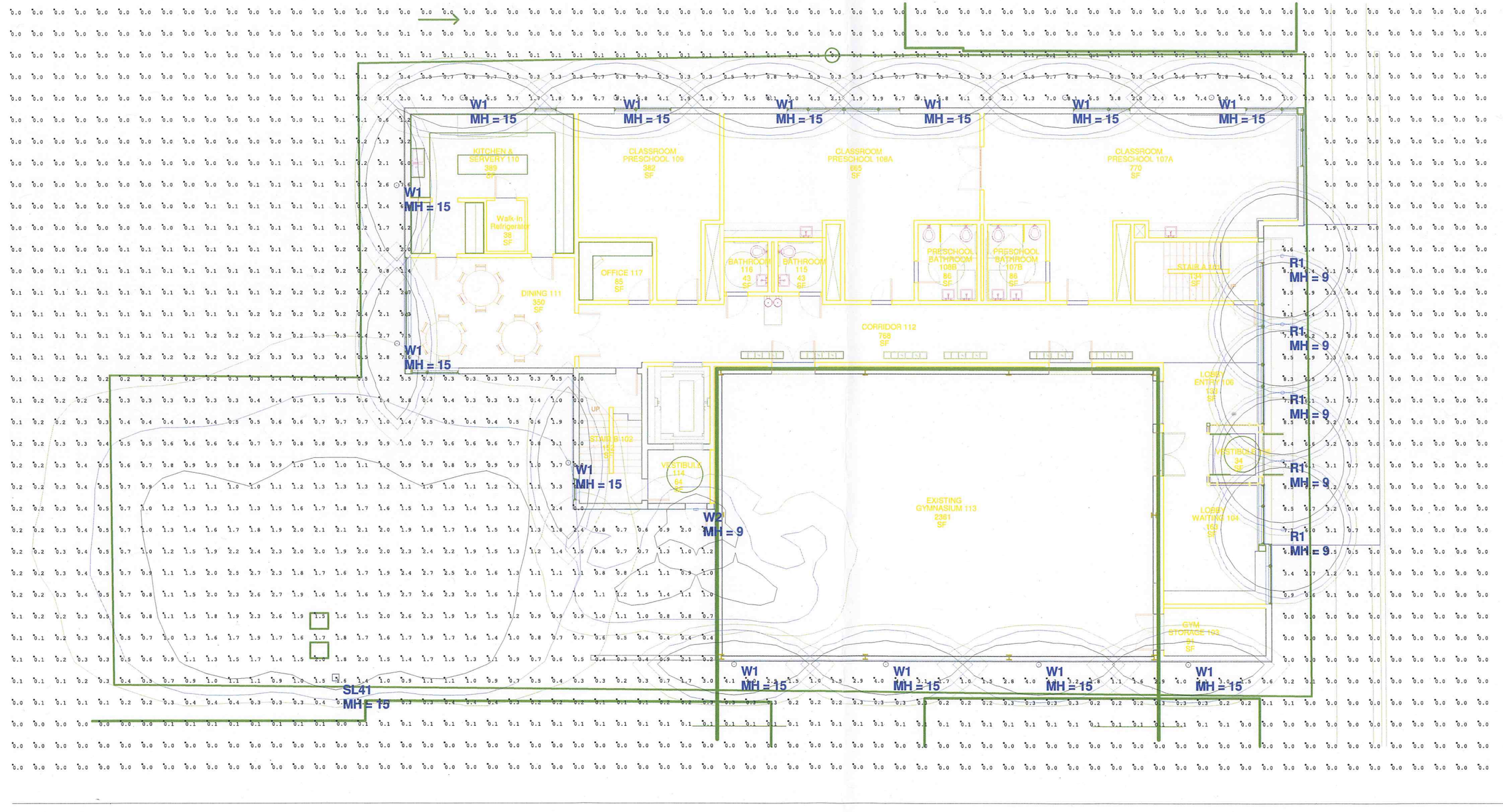
Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	TC
Checked by :	RK
Project Phase :	Design Review

A100-A

Scale : 1/8" = 1'-0"

Luminaire Schedule

Symbol	Qty	Label	LLF	Description
	1	SL41	0.900	VP-S-22NB-50-T4-BS
	1	W2	0.900	LNC5LU5KPC
	5	R1	0.900	LF6LED 6LFLED5 35K
	13	W1	0.250	DRV/30/40K/7/TR/xx/HSL/RED25%



DRAFT

SWANEY LIGHTING ASSOCIATES, INC.

15 Pleasant Hill Rd
P.O. Box 1597
Scarborough, Maine 04070
email: swaneylighting.com
ph: 207-883-7100
fax: 207-885-9605

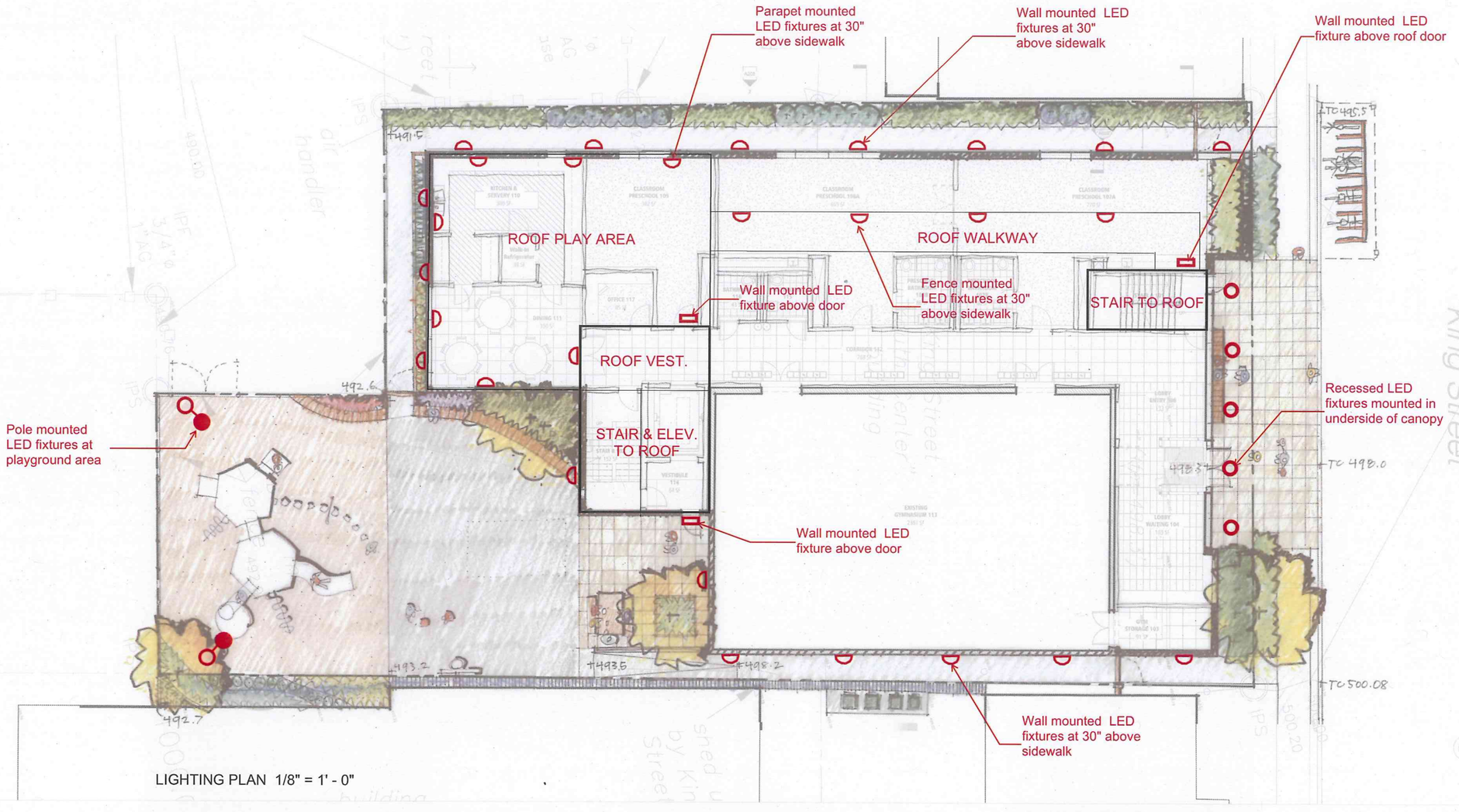
#	Date	Comments

Revisions

Drawn By: Dave Charron

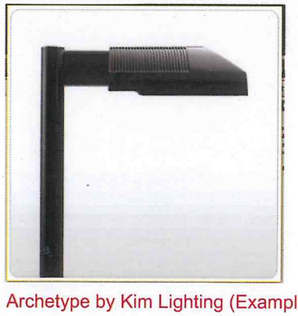
Not to Scale

King Street Center

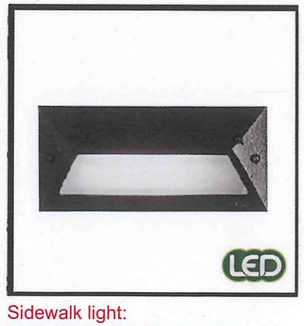


LIGHTING PLAN 1/8" = 1' - 0"

Full cut-off wall pack for over doors



Archetype by Kim Lighting (Example Only)



Sidewalk light:
LMS 100 by Devine Lighting

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No.	Description	Date

RECEIVED
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DEPARTMENT OF PLANNING & ZONING

King Street Center

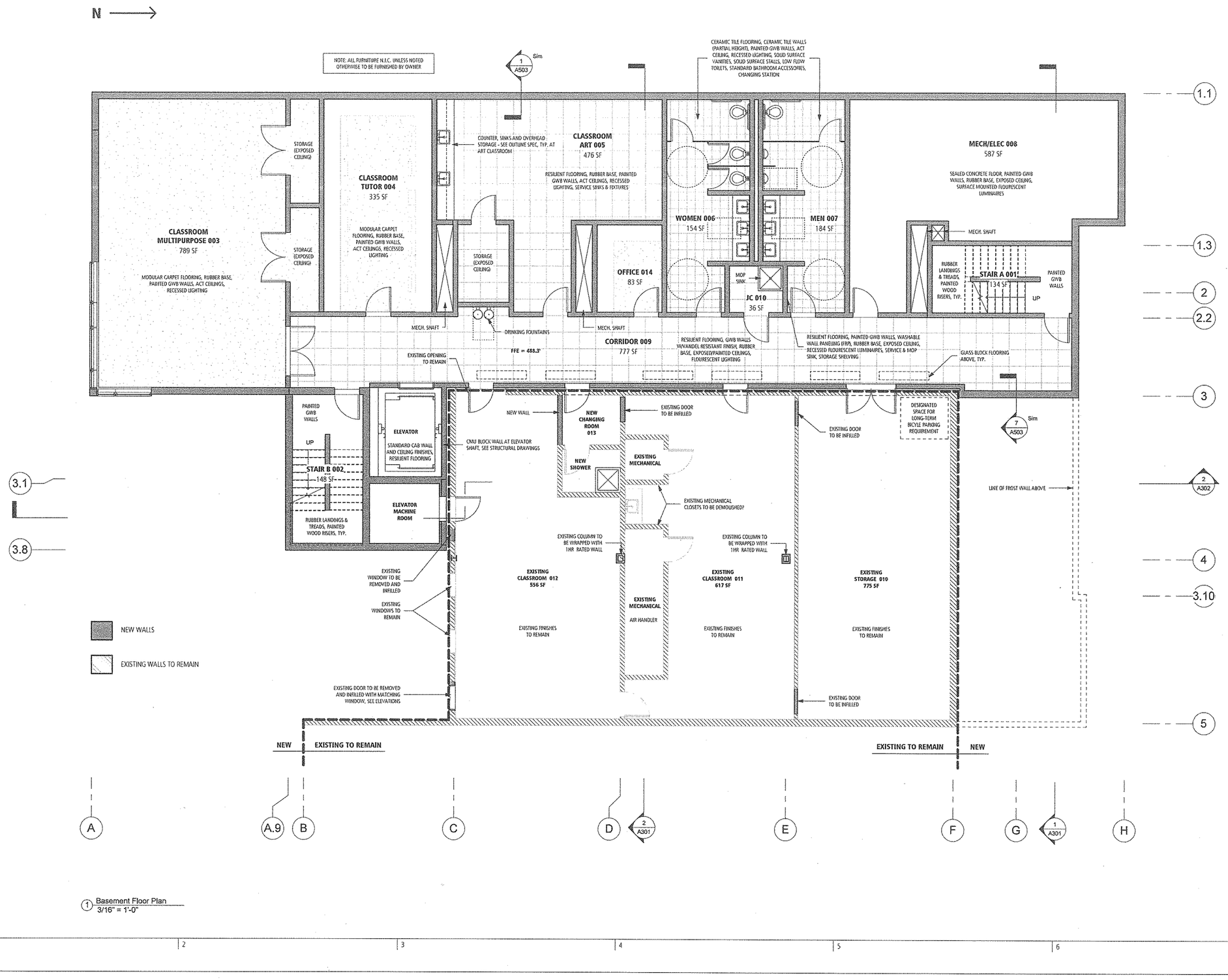
King Street Center
Renovations & Additions

Lighting Plan

Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	TC
Checked by :	RK
Project Phase :	Design Review

A100-B

Scale :



1 Basement Floor Plan
3/16" = 1'-0"

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Burlington, VT 05401
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No.	Description	Date

King Street Center

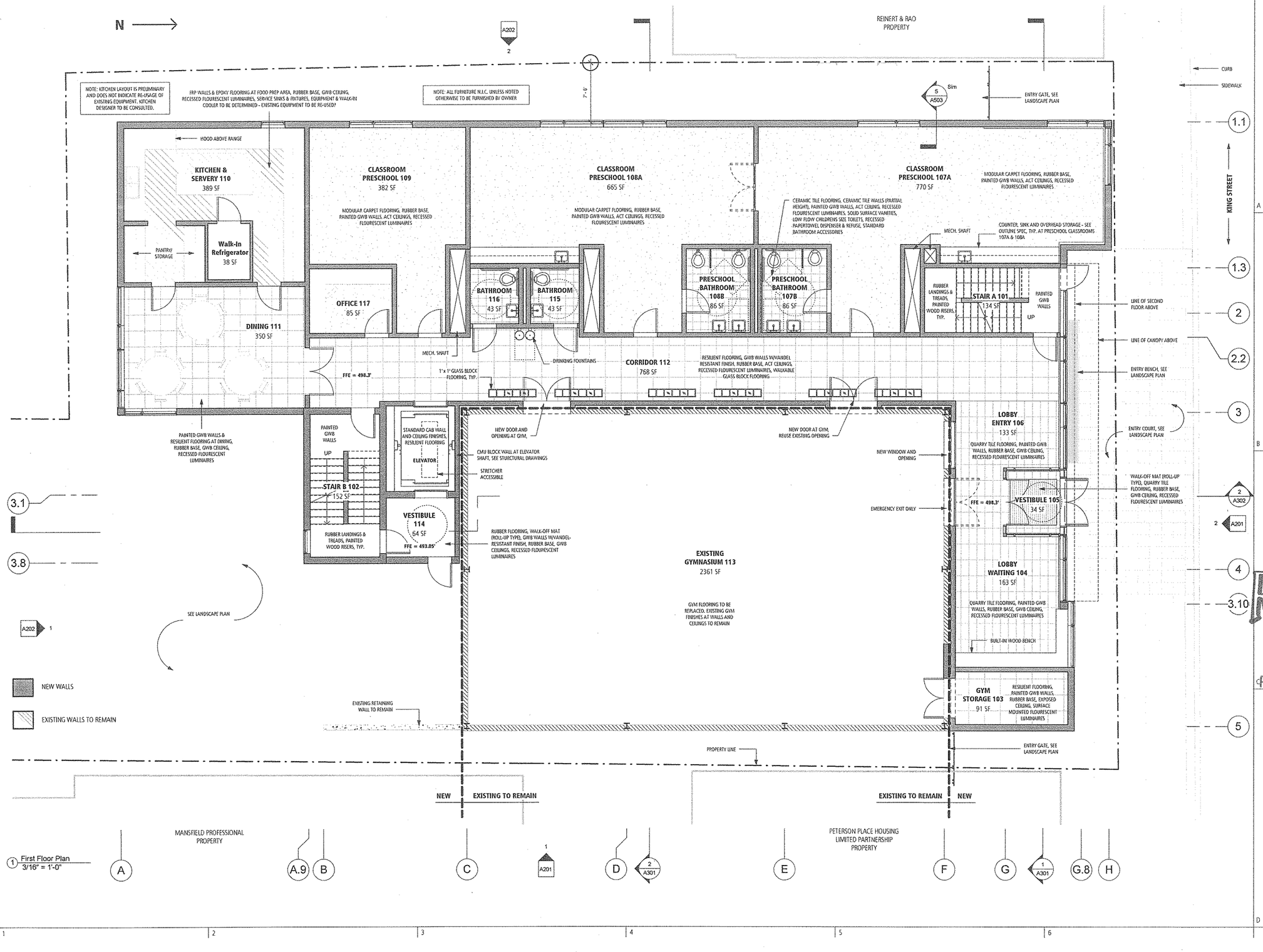
King Street Center
Renovations & Additions

Floor Plan - Level 0

Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	TC
Checked by :	RK
Project Phase :	Design Review

A101

Scale : 3/16" = 1'-0"



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Burlington, VT 05401
802.864.0010

No.	Description	Date

King Street Center

King Street Center
Renovations & Additions

Floor Plan - Level 1 (Ground)

Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	TC
Checked by :	RK
Project Phase :	Design Review

A102

Scale : 3/16" = 1'-0"

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Elkins, NH 03233-0216
603.526.6190

LANDSCAPE ARCHITECT
Wagner Hodgson Landscape Architecture
7 Marble Avenue
Burlington, VT 05401
802.864.0010

No.	Description	Date

King Street Center

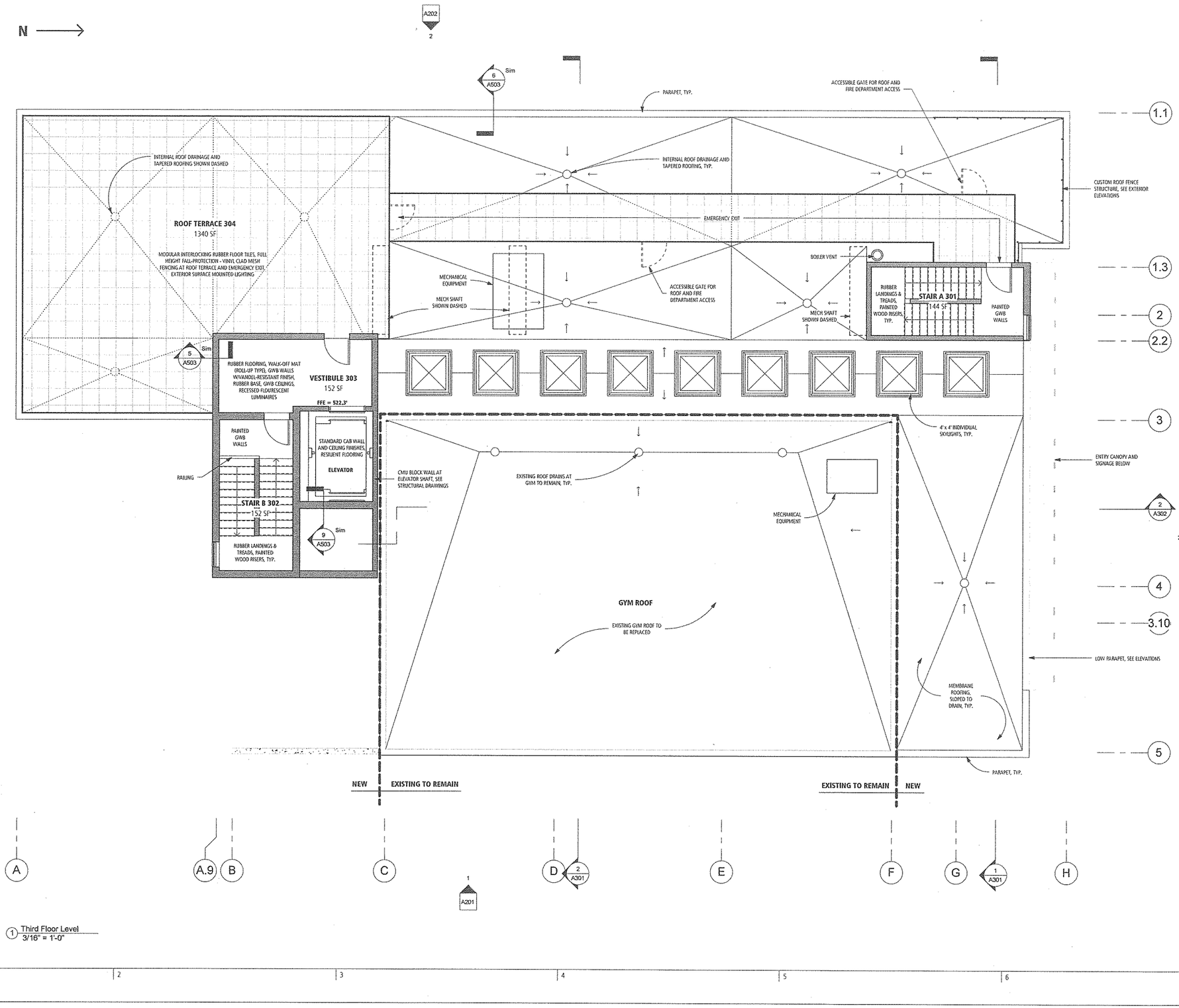
King Street Center
Renovations & Additions

Floor Plan - Level 2

Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	TC
Checked by :	RK
Project Phase :	Design Review

A103

Scale : 3/16" = 1'-0"



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Wagner Hodgson Landscape Architecture
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Burlington, VT 05401
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No.	Description	Date

King Street Center

King Street Center
Renovations & Additions

Floor Plan - Level 3

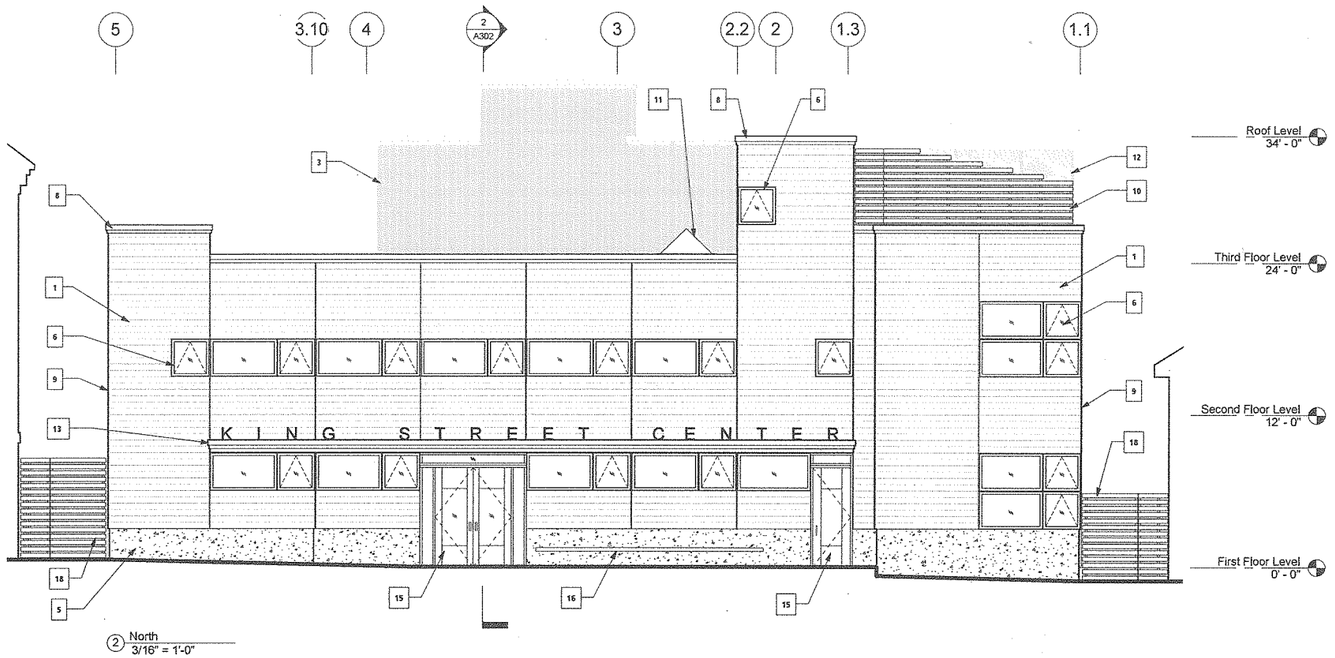
Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	TC
Checked by :	RK
Project Phase :	Design Review

A104

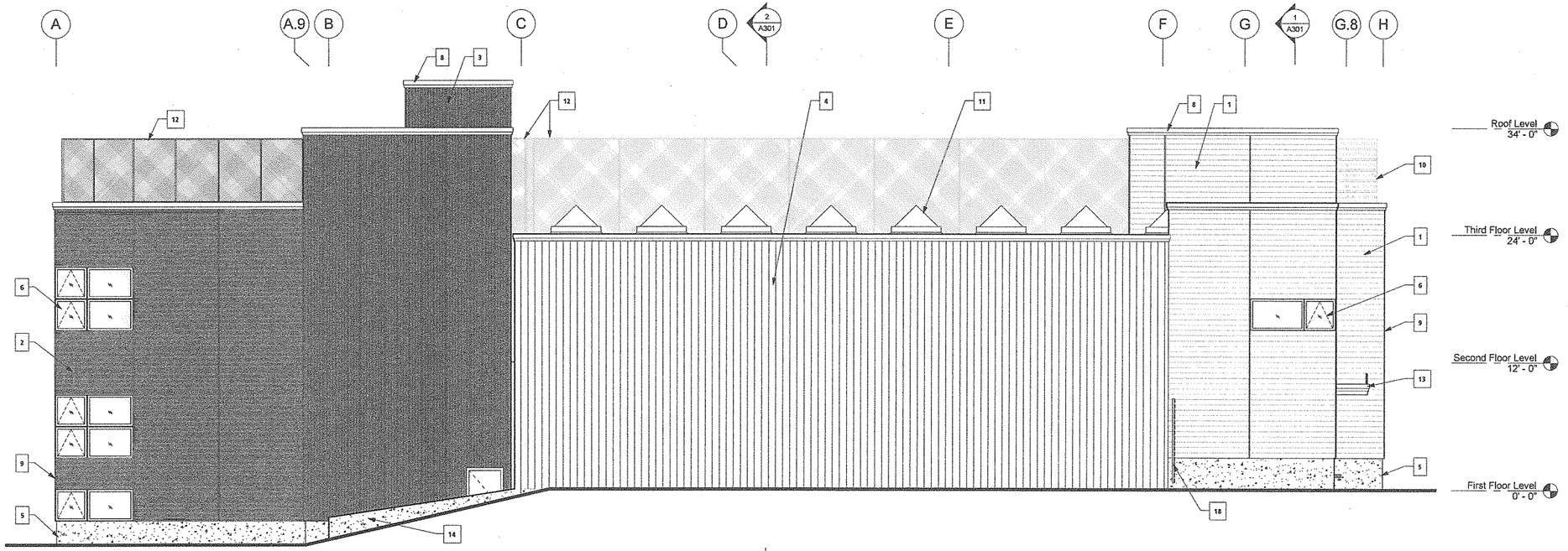
Scale : 3/16" = 1'-0"

EXTERIOR ARCHITECTURAL FINISHES

1. EXTERIOR SIDING - TYPE A: FIBER CEMENT CLAPBOARD SIDING, FACTORY FINISH OVER EXTERIOR WALL ASSEMBLY, VERTICAL REGLETS
2. EXTERIOR SIDING - TYPE B: HORIZONTAL CORRUGATED METAL SIDING, OVER EXTERIOR WALL ASSEMBLY. 1" METAL REGLET AT VERTICAL SEAMS. COLOR FINISH FROM STANDARD PALETTE.
3. EXTERIOR SIDING - TYPE C: VERTICAL CORRUGATED METAL SIDING, PAINTED FINISH OVER EXTERIOR WALL ASSEMBLY.
4. EXTERIOR SIDING - EXISTING: EXISTING VERTICAL METAL SIDING TO REMAIN.
5. EXPOSED CONCRETE FOUNDATION, ARCHITECTURAL FINISH.
6. EXTERIOR WINDOW: FIXED FIBERGLASS AND OPERABLE AWNING FIBERGLASS WINDOWS.
7. EXTERIOR WINDOW: EXISTING EXTERIOR WINDOWS AT GYM TO REMAIN.
8. METAL FASCIA, PAINTED FINISH, TYPICAL AT ROOF PARAPETS.
9. VERTICAL REGLETS AT CORNERS.
10. FENCE AT ROOF: VERTICAL STEEL FENCING POSTS, GALVANIZED FINISH ATTACHED TO BACKSIDE OF PARAPET WITH HORIZONTAL WOOD SLATTING ATTACHED TO VERTICAL POSTS, IPE FINISH. SEE ROOF PLAN FOR EXTENTS.
11. 4' x 4' INDIVIDUAL GLAZED SKYLIGHTS, TYPICAL AT NINE LOCATIONS.
12. VINYL CLAD MESH FENCING AT ROOF TERRACE AND EMERGENCY EXIT TO STAIR A 301.
13. WOOD FRAMED ENTRANCE CANOPY STRUCTURE WITH METAL FASCIA, MEMBRANE ROOFING AND BUILDING SIGNAGE ABOVE.
14. EXISTING CONCRETE FOUNDATION AND RETAINING WALL TO REMAIN.
15. ALUMINUM FRAMED ENTRY DOOR SYSTEMS.
16. WOOD BENCH AT ENTRY, SEE LANDSCAPE PLAN
17. NEW WINDOW TO BE LOCATED AT LOCATION OF EXISTING BASEMENT DOOR TO BE REMOVED. MATCH EXISTING.
18. EGRESS ACCESSIBLE GATES AT EAST AND WEST WALKWAYS, SEE LANDSCAPE PLAN.



② North
3/16" = 1'-0"



① East
3/16" = 1'-0"

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LANDSCAPE ARCHITECT
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Burlington, VT 05401
802.864.0010

No.	Description	Date

King Street Center

King Street Center
Renovations & Additions

Exterior Elevations

Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	TC
Checked by :	RK
Project Phase :	Design Review

A201

Scale : As indicated

EXTERIOR ARCHITECTURAL FINISHES

1. EXTERIOR SIDING - TYPE A: FIBER CEMENT CLAPBOARD SIDING, FACTORY FINISH OVER EXTERIOR WALL ASSEMBLY, VERTICAL REGLETS
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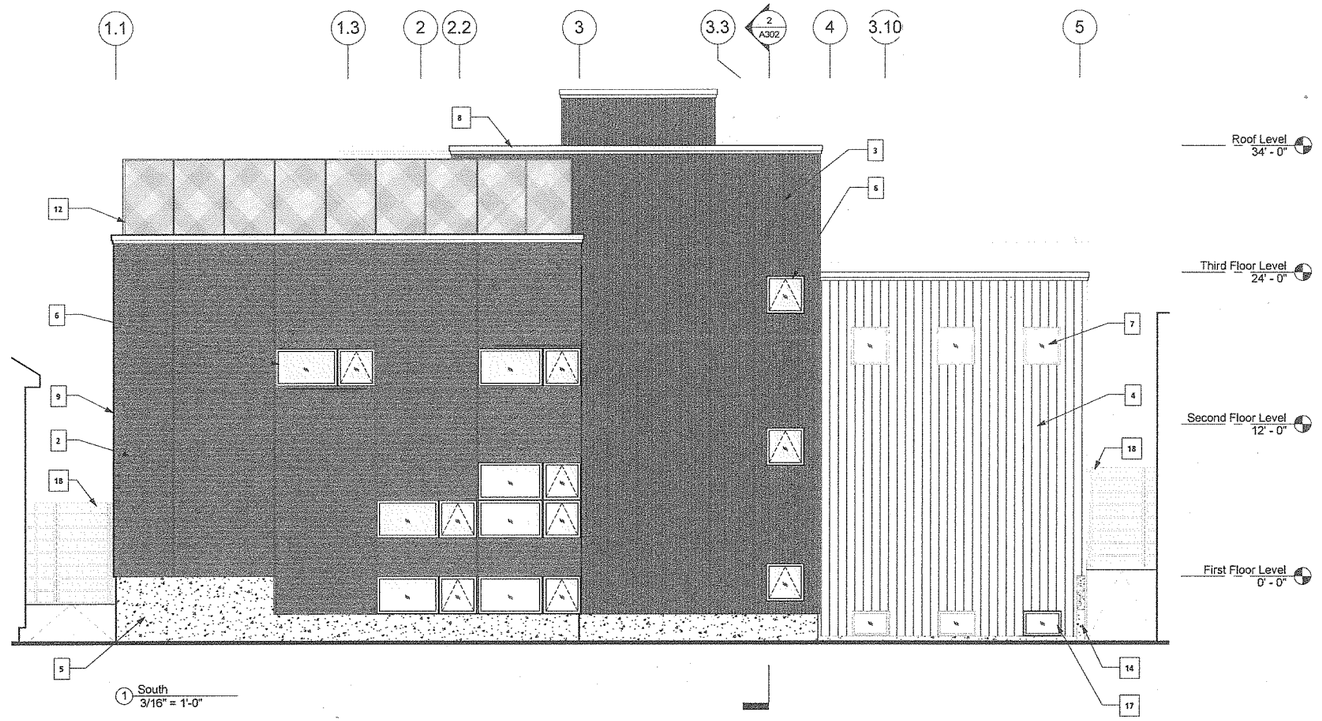
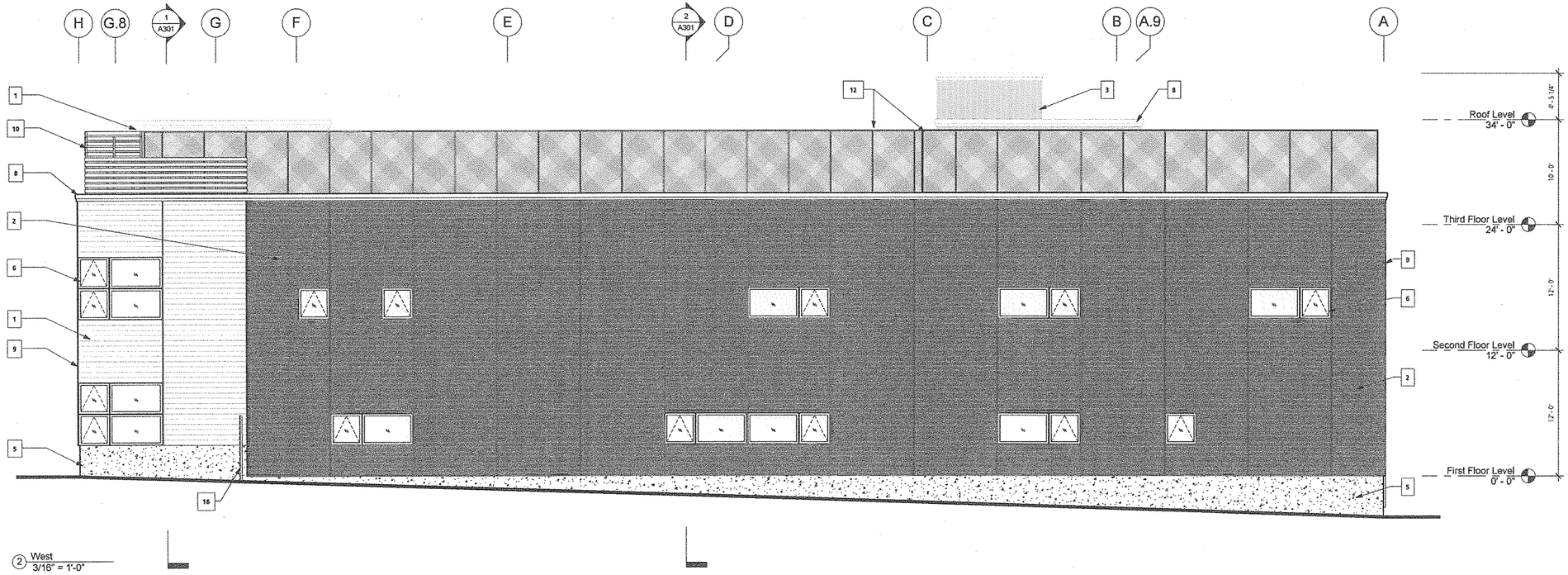
18. EGRESS ACCESSIBLE GATES AT EAST AND WEST WALKWAYS, SEE LANDSCAPE PLAN.



1 South
3/16" = 1'-0"



2 West
3/16" = 1'-0"

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802.864.0010

No.	Description	Date

King Street Center

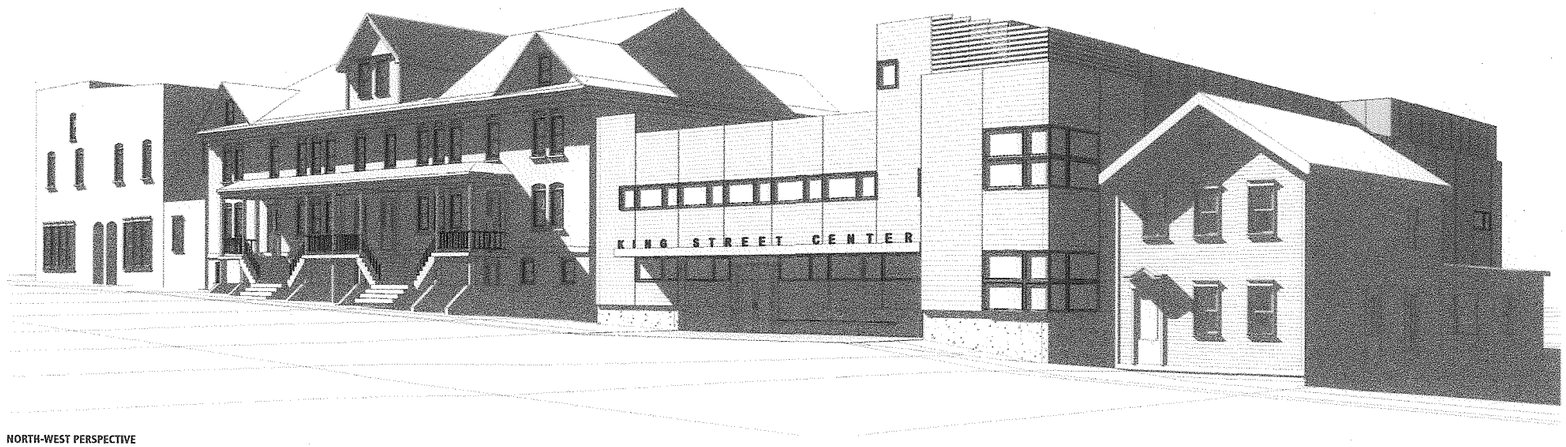
King Street Center
Renovations & Additions

Exterior Elevations

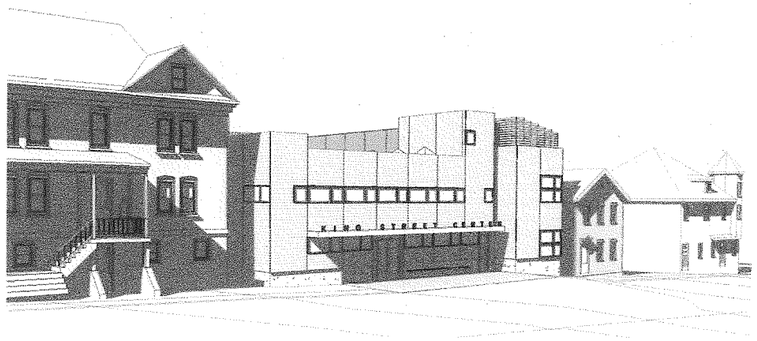
Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	TC
Checked by :	RK
Project Phase :	Design Review

A202

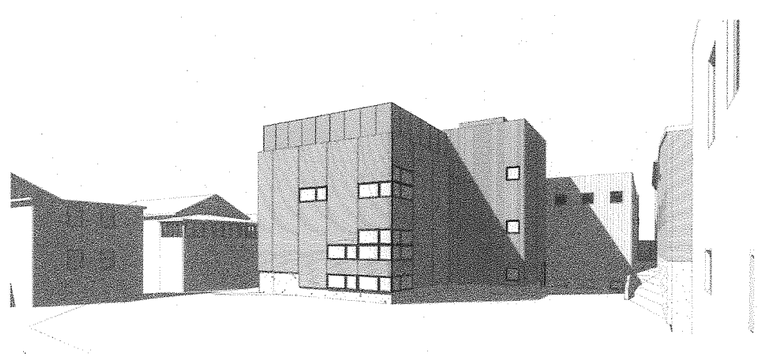
Scale : As indicated



NORTH-WEST PERSPECTIVE



NORTH-EAST PERSPECTIVE



SOUTH-EAST PERSPECTIVE

KING STREET CONTEXT ELEVATION 1/16" = 1'-0"

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No.	Description	Date

King Street Center

King Street Center
Renovations & Additions

Perspective Views

Project number :	A2011056.00
Date :	6 September 2013
Drawn by :	TC
Checked by :	RK
Project Phase :	Design Review

A901

Scale : 1/16" = 1'-0"

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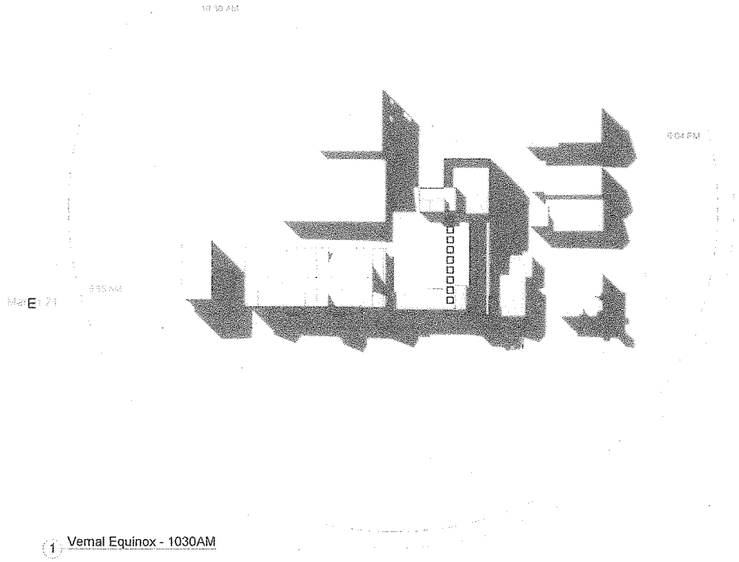
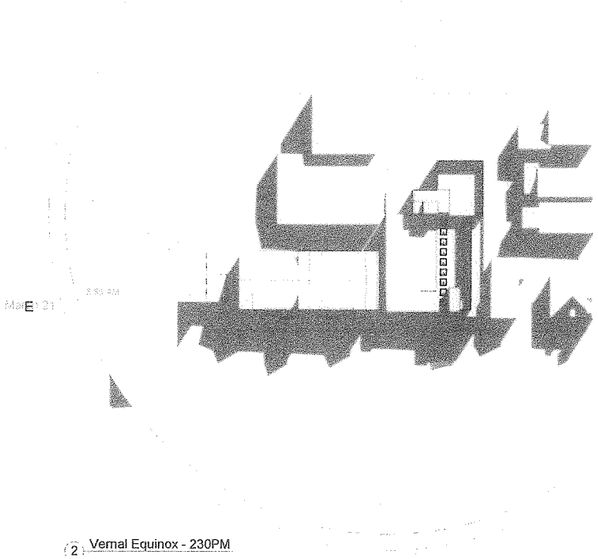
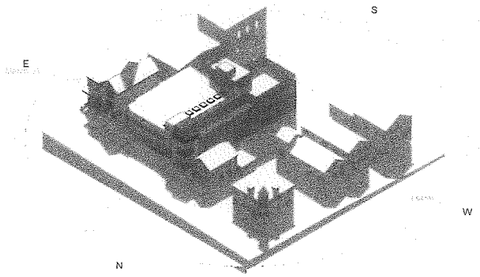


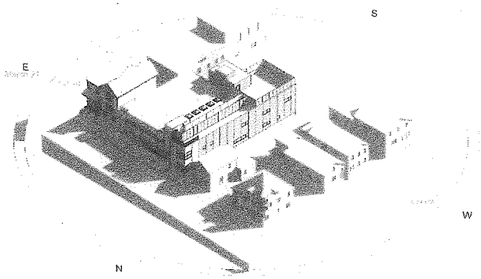
1 Vernal Equinox - 1030AM



2 Vernal Equinox - 230PM

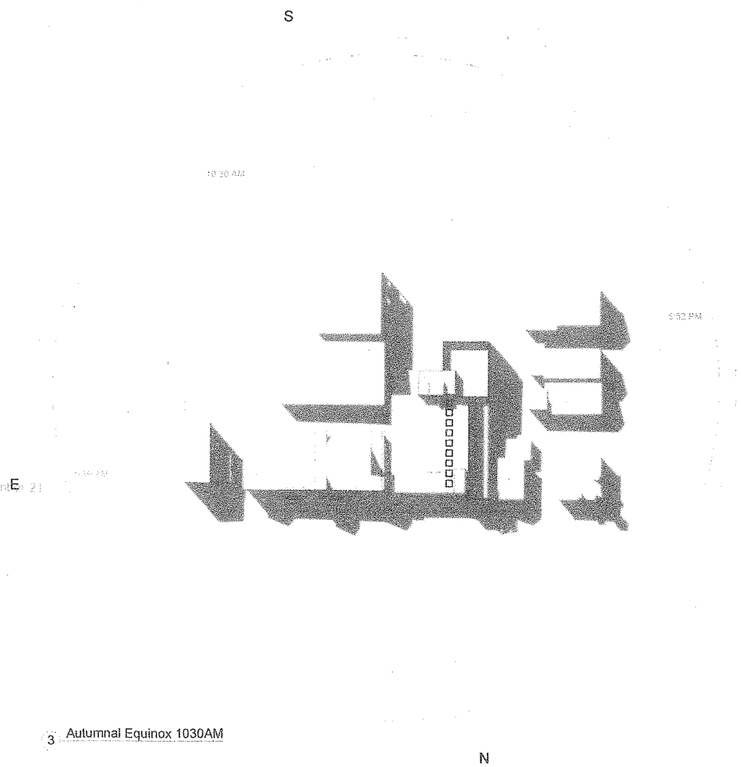


6 Aerial Vernal Equinox - 1030AM



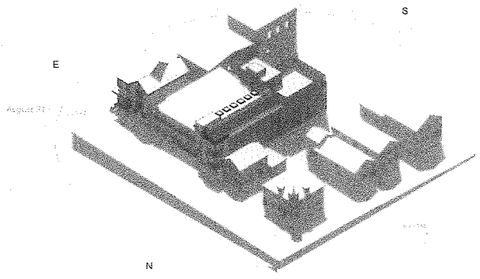
5 Aerial Vernal Equinox - 230PM

AUTUMNAL EQUINOX

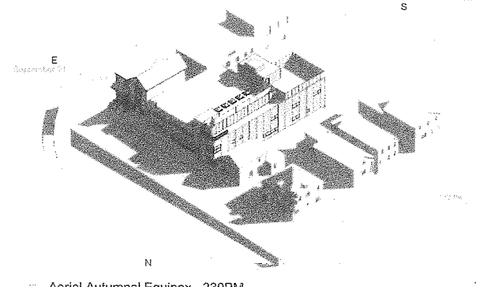


3 Autumnal Equinox 1030AM

4 Autumnal Equinox - 230PM



7 Aerial Autumnal Equinox - 1030AM



8 Aerial Autumnal Equinox - 230PM

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No.	Description	Dat

King Street Center

King Street Center
Renovations & Additions

Shading Study

Project number :	A201105
Date :	13 August
Drawn by :	
Checked by :	
Project Phase :	Design Adv

A902